



## KEY TO THE INSPECTION REPORT

DelMar112608

## DEFINITION OF TERMS

**FUNCTIONAL** - Performing its function and its condition is appropriate for its age and use.

**MARGINAL** - Performing some or all of its functions, but not as intended, and/or its condition is not appropriate for its age and use. Requires repair or maintenance by an appropriately state licensed contractor to become FUNCTIONAL.

**NON-FUNCTIONAL** - Not performing its function or its condition is not appropriate for its age or use. Replacement or repair will be required by an appropriately state licensed contractor to make FUNCTIONAL.

**HAZARDOUS** - A potential or current safety hazard. Correction of condition is recommended an appropriately state licensed contractor, or qualified professional.

**COMMENTS** - condition requiring further explanation. Does not necessarily represent an improper condition or need for repair.

**LACKS MAINTENANCE** - Currently functioning, but appearance and/or age indicates that limited remaining life is expected. Further evaluation, service and corrections are recommended an appropriately state licensed contractor

**NV** - Not visible/not inspected.

**N/A** - Not applicable/not inspected.

This inspection was performed in accordance with the "Standards of Practice and Code of Ethics" of the American Society of Home Inspectors (ASHI), and the California Real Estate Inspectors Association (CREIA). In addition, a limited mold investigation is conducted, as well as an Energy savings audit.

Realizing that all properties experience some degree of wear, cosmetic considerations are not within the scope of this report. Some items which may be considered as cosmetic in nature may be noted to assist you in evaluating maintenance items which are in need of attention. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. If you feel that an item was overlooked, please inform us as soon as possible so that we may review and/or correct the situation.

ASHI and CREIA set the industry and legally recognized Standards of Practice, and Code of Ethics for home inspections and we strive to meet and exceed these requirements. Many of the items noted on the Inspection Report are considered as general maintenance items and may not be recognized as a condition of your sales contract and go beyond the Standards of Practice. Recommendations for further review may be noted as we do not want to represent ourselves as being more knowledgeable than a qualified professional.

As an inspector, I do not offer to repair material defects found in this report. Offering to do repairs is a conflict of interest, a violation of CREIA/ASHI code of ethics, and is also prohibited by California Law.

I have read and understand the key to the Inspection Report.

Client's Initials \_\_\_\_\_ Representative/Agent's Initials \_\_\_\_\_

Slab, sub-slab, foundations or underground drainage systems are not typically visible or accessible. Foundation and framing components behind walls or above finished ceilings are also not typically accessible. These items cannot be inspected or evaluated.

Engineering, architectural and seismic evaluations are beyond the scope of this inspection. GPI reports on the presence or absence of visible foundation bolting, but not the adequacy of those systems.

**01. Description**

COMMENTS

Stair stepped.

**03. Bearing Structure**

NON-FUNCTIONAL

concrete/masonry bearing walls

Signs of moisture intrusion into foundation walls: poor drainage at rear and side of structure. Probable past foundation repair at major crack at front right living room window area. Moisture intrusion into garage side wall under stair system. Moisture stains and bacteria smell in basement room; recommend further evaluation and corrections by a licensed contractor.

**04. First Floor Design**

FUNCTIONAL

concrete slab

No additional comments.

**05. Foundation Walls**

MARGINAL

block concrete partial frame

See bearing structure comments.

**08. Crawl Space**

N/A

No additional comments.

**09. Vapor Barrier/Insulation**

NV

No additional comments.

**10. Ventilation**

N/A

No additional comments.

--- End of Category Foundation ---

Geological, hydrological, land surveying, HOA, sub-surface drains or soils related examinations are beyond the scope of this inspection.

Grounds should be sloped away from the structure to reduce the impact of moisture.

Sprinkler systems, water features and related equipment are not within the scope of this inspection, client is advised to consult sellers as to operation and condition of the sprinkler system prior to close.

**11. Grade/Slope**

NON-FUNCTIONAL

Slopes toward building; recommend new grade.

**12. Grade Clearance at Walls**

NON-FUNCTIONAL

inadequate

Poor clearance to walls at zero lot, recommend cement swale system and sealing of opening near upper stairs.

**16. Retaining Wall(s)**

NV

Cracks at planter boxes.

**17. Driveway**

COMMENTS

Signs of poor drainage.

**18. Walkways**

FUNCTIONAL

No additional comments.

**19. Sprinkler System**

Sprinkler systems and related equipment are not within the scope of this inspection, client is advised to consult sellers as to operation and condition of the sprinkler system prior to close.

**20. Door Bell**

NON-FUNCTIONAL

Door bell did not respond to testing, recommend correction. Wireless systems are now available as a repair option.

**21. Insects**

NV

No additional comments.

**22. Trees and Plants**

FUNCTIONAL

No additional comments.

Geological, hydrological, land surveying, HOA, sub-surface drains or soils related examinations are beyond the scope of this inspection.

Grounds should be sloped away from the structure to reduce the impact of moisture.

Sprinkler systems, water features and related equipment are not within the scope of this inspection, client is advised to consult sellers as to operation and condition of the sprinkler system prior to close.

**23. Fences and Gates**

COMMENTS

Missing fence at rear yard.

**24. Fountain**

N/A

No additional comments.

**25. Barbecue**

NON-FUNCTIONAL

Barbecue igniter did not respond to test.

--- End of Category Site Conditions ---

Wood structures with visible deterioration or damage are deferred to your termite inspection.

Hardscape should be sloped away from the structure and installed 2" below the stucco wall weep screed system.

**40. Porch**

NON-FUNCTIONAL

Signs of poor drainage at front door porch.

**41. Patio**

FUNCTIONAL

rear

No additional comments.

**42. Deck**

NON-FUNCTIONAL

All decks show signs of moisture intrusion and poor drainage. Upper front deck railings are less than 36" at sides, recommend further evaluation by a termite professional; and moisture cause corrections by a licensed contractor.

**43. Patio Cover**

N/A

No additional comments.

**44. Handrails/Steps**

NON-FUNCTIONAL

Cracks at step walls at structure connection.

**45. Railings**

FUNCTIONAL

No additional comments.

--- End of Category Porches, Steps & Decks ---

The exterior inspection is based on our experience and understanding of common building methods and materials. While normal wear at most properties consist of small (hairline) cracks in masonry materials like stucco, concrete, asphalt and brick are not major defects unless otherwise stated. Window screens and shutters are often missing or stored and are not commonly reported. We recommend checking periodically the exterior materials (Wood/siding/concrete) to prevent deterioration. It is also very important to keep gutters cleaned of debris and keep drainage open. Deteriorated or damage wood components are deferred to your termite inspection.

<b>50. Exterior Finish</b>	MARGINAL	wood stucco
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Moisture stains at wood trim.

<b>51. Soffits/Fascia/Trim</b>	MARGINAL	
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Paint deterioration, recommend correction to prevent moisture damage.

<b>52. Guttering</b>	N/A	
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No additional comments.

<b>53. Downspouts</b>	NV	
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No additional comments.

<b>54. Electric/Outlets</b>	HAZARDOUS	
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Front lower deck GFCI failed safety test, lower outlet behind barbecue tested as no power.

<b>55. Hose Bibb(s)</b>	FUNCTIONAL	
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No additional comments.

--- End of Category Exterior Walls & Gutters ---

During winter it is important to keep gutters clear of debris. Blockage can result and cause interior leakage under certain conditions. Subsurface gutter discharge conductors cannot be evaluated as part of a home inspection.

Roof inspections include a visual inspection of the roof, eaves and attic structure. Roofs are not walked to prevent damage to the material and inspector.

<b>32a. Main Roof</b>	<b>NON-FUNCTIONAL</b>	built-up/tar
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Roof shows signs of deterioration, recommend further evaluation and corrections by a licensed roofer.

<b>33. Secondary Roof(s)</b>	N/A	
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No additional comments.

<b>36. Flashings</b>	NV	
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No additional comments.

<b>37. Chimney(s)</b>	NV	metal
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No additional comments.

<b>38. Raincap/Screen</b>	NV	
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No additional comments.

<b>39. Skylights</b>	<b>NON-FUNCTIONAL</b>	
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Front skylight system shows signs of leakage. Fogged glass.

--- End of Category Roofs, Flashing & Chimneys ---

Sub-slab or underground plumbing components are not visible or accessible. Plumbing components behind walls or above finished ceilings are also not accessible. These items cannot be inspected or evaluated. Supply valves are not operated to avoid leakage.

For enhanced safety, GPI recommends a free gas system safety inspection be requested from the local utility, during your contractual inspection period. Gas leak testing is beyond the scope of this inspection. Gas valves and pilots are not operated for safety and insurance reasons.

Some local authorities and insurance companies are requiring seismic shut off systems at gas meters.

**60. Main Water Service**

FUNCTIONAL

No additional comments.

**61. Main Shut-off Valve**

FUNCTIONAL

No additional comments.

**62. Supply Piping**

FUNCTIONAL

No additional comments.

**62a. Water Pressure**

NON-FUNCTIONAL

35 PSI, poor functional flow at all areas, recommend further evaluation by a licensed plumber.

**63. Drainage Piping**

FUNCTIONAL

PVC/ABS plastic

No additional comments.

**64. Clean-out**

FUNCTIONAL

No additional comments.

**65. Fixture Venting**

NON-FUNCTIONAL

Fixture venting unlikely for lowest level toilet and sink.

**66. Wetbar**

FUNCTIONAL

No additional comments.

**69. Laundry Washer Hookups**

FUNCTIONAL

No additional comments.

Sub-slab or underground plumbing components are not visible or accessible. Plumbing components behind walls or above finished ceilings are also not accessible. These items cannot be inspected or evaluated. Supply valves are not operated to avoid leakage.

For enhanced safety, GPI recommends a free gas system safety inspection be requested from the local utility, during your contractual inspection period. Gas leak testing is beyond the scope of this inspection. Gas valves and pilots are not operated for safety and insurance reasons.

Some local authorities and insurance companies are requiring seismic shut off systems at gas meters.

<b>69a. Laundry Sink</b>	FUNCTIONAL
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No additional comments.

<b>70. Fuel System</b>	FUNCTIONAL
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No additional comments.

<b>71. Gas lines</b>	FUNCTIONAL
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No additional comments.

--- End of Category General Plumbing ---

20 % Energy use reduction has been documentation on tankless water heaters, however high installation costs and consumer performance complaints should be considered. Similar energy reductions can be accomplished with high efficiency tank water heaters.

Water heater thermostats can be adjusted for individual preference and energy savings; however, keep the setting above 120 degrees to prevent legionnaires bacteria growth.

For California required seismic strapping guidelines refer to:  
[www.seismic.ca.gov/HOG/waterheaterbracing\\_08-11-04.pdf](http://www.seismic.ca.gov/HOG/waterheaterbracing_08-11-04.pdf)

**70. Capacity/Condition**

NON-FUNCTIONAL

Two 75 gallon water heaters. Rear water heater is leaking.

**71. Energy Source**

FUNCTIONAL

gas

No additional comments.

**72. Connections**

NON-FUNCTIONAL

Active leak at connecting supply line.

**73. Venting**

MARGINAL

metal vent pipe

Moisture stains near vent.

**73a. Enclosure**

HAZARDOUS

Damaged fire wall. Moisture stains and probable mold growth.

**74. Relief Valve/ Piping**

HAZARDOUS

It is recommended that the overflow pipe extend within 6" of the floor for safety.

**75. Overflow Pan / Drain Line**

NON-FUNCTIONAL

Water heater is located in a location that could result in moisture damage to interior structure, without an overflow pan/drain line, recommend further evaluation and corrections by a licensed plumber.

**75a. Seismic strapping**

FUNCTIONAL

No additional comments.

**76. Firewall**

HAZARDOUS

Moisture stain/damage, this is an indication of current or historical water heater system leakage, recommend further evaluation and corrections.

20 % Energy use reduction has been documentation on tankless water heaters, however high installation costs and consumer performance complaints should be considered. Similar energy reductions can be accomplished with high efficiency tank water heaters.

Water heater thermostats can be adjusted for individual preference and energy savings; however, keep the setting above 120 degrees to prevent legionnaires bacteria growth.

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[www.seismic.ca.gov/HOG/waterheaterbracing\\_08-11-04.pdf](http://www.seismic.ca.gov/HOG/waterheaterbracing_08-11-04.pdf)

**77. Gas Line Sediment Trap**

No

No additional comments.

--- End of Category Water Heater ---

A home inspection does not include a complete visual inspection of the heat exchanger of a forced air furnace as the unit must be partially dismantled for access.

For enhanced safety install a carbon monoxide sensor in the structure.

The EPA recommends against duct cleaning. There is no scientific evidence that duct cleaning improves indoor air quality or occupant health. Replace or clean your HVAC filter on a regular basis as a proven way to improve interior air quality.

Manufacturers recommend annual cleaning and service of furnaces.

**80. Type/ Condition**

NON-FUNCTIONAL

forced draft design

Did not respond to test, recommend further evaluation and servicing by a licensed HVAC contractor.

**84. Burners/Elements**

NV

No additional comments.

**85. Venting**

NV

No additional comments.

**86. Heat Exchanger**

NV

No additional comments.

**87. Filter**

NV

electronic filter

No additional comments.

**88. Ductwork**

NV

No additional comments.

**89. Air return chamber**

HAZARDOUS

Air return collects air from non permitted, and a non-conditioned space; recommend corrections.

**90. Plenums**

HAZARDOUS

Breaches garage firewall system; recommend sealing.

**91. Thermostat**

NON-FUNCTIONAL

Did not respond to test, recommend corrections.

--- End of Category Heating System(s) ---

For up to \$200 in annual rebates, contact your local utility about there summer savings program. AC can be up to 50% of your summer energy bill. Your local utility may also have AC tune-up rebates, to help you keep your system running efficiently, to further reduce your energy bill.

**80. Location of unit**

Roof

**82. Cooling System**

NON-FUNCTIONAL

electric

Cooling system did not respond to test, recommend further evaluation and corrections by a licensed HVAC contractor.

**83. Temperature Difference**

NON-FUNCTIONAL

Temperature differential improper; have system checked by HVAC contractor.

**84. Electrical Disconnect**

FUNCTIONAL

No additional comments.

**85. Condenser pad**

FUNCTIONAL

No additional comments.

**86. Refrigerant lines**

NV

No additional comments.

**87. Condensation Lines**

NON-FUNCTIONAL

Improper plumbing connection at bathroom drain.

--- End of Category Cooling System(s) ---

Built in Kitchen appliances are rated as functional or not functional. We do not imply that all cycles will be tested. No claim is made as to the overall performance of these items.

Special feature items are beyond the scope of this inspection, such as: warmers, instant hot water, water filters, wine coolers and trash compactors.

**90. Sink/Faucet**

FUNCTIONAL

No additional comments.

**90a. Sink plumbing****HAZARDOUS**

Corrosion at plumbing system, recommend further evaluation and corrections by a licensed plumber. Moisture damage and probable mold growth under sink area.

**91. Disposal**

NV

No additional comments.

**92. Dishwasher****NON-FUNCTIONAL**

Not properly secured.

**92a. Air gap**

FUNCTIONAL

No additional comments.

**93. Range/Oven**

FUNCTIONAL

gas

No additional comments.

**93a. Oven anti-tip****HAZARDOUS**

Anit-tip device is not installed to prevent injury to children, recommend installation for child safety.

**95. Microwave Oven****NON-FUNCTIONAL**

Visible damage, recommend replacement.

**96. Exhaust Fan/Range Hood**

FUNCTIONAL

No additional comments.

**97. Refrigerator/Freezer**

FUNCTIONAL

No additional comments.

Built in Kitchen appliances are rated as functional or not functional. We do not imply that all cycles will be tested. No claim is made as to the overall performance of these items.

Special feature items are beyond the scope of this inspection, such as: warmers, instant hot water, water filters, wine coolers and trash compactors.

**98. Electrical Outlets****HAZARDOUS**

GFI faulty ungrounded 3 prong outlet(s)

Left counter outlet tested as bad ground. Visible splice in cabinet above microwave. Missing cover plate at non functional outlets under sinks. GFCI at small sink failed safety test.

**99. Windows**

FUNCTIONAL

No additional comments.

**99a. Walls/Ceilings**

FUNCTIONAL

No additional comments.

**99c. Floor**

FUNCTIONAL

No additional comments.

**99d. Lighting**

FUNCTIONAL

No additional comments.

**99e. Counters**

FUNCTIONAL

No additional comments.

**99f. Cabinets/Drawers**

FUNCTIONAL

No additional comments.

--- End of Category Kitchen ---

A common higher humidity location, that can be more susceptible to microbial growth; recommend full use of ventilation systems present.

Bathroom steamers and whirlpools are beyond the scope of this inspection, however, electrical and plumbing connections are inspected if readily accessible.

**101. Sink/Basin**

FUNCTIONAL

No additional comments.

**101a. Cabinet/Counter**

HAZARDOUS

Moisture damage and probable mold growth at drywall under master and mid bedroom bathroom sink areas, recommend mold testing and remediation.

**102. Faucet**

FUNCTIONAL

No additional comments.

**102a. Sink plumbing**

FUNCTIONAL

No additional comments.

**103. Toilet**

LACKS MAINTENANCE

Lower bath toilet runs. Improper toilet clearance.

**104. Bathtub/Shower**

LACKS MAINTENANCE

Corrosion at fixtures.

**104c. Enclosure system**

HAZARDOUS

Mid hall bath shower enclosure appears to be thin set, resulting in moisture damage to mid den wall and flooring, further evaluation of the tile system by a licensed contractor is recommended, as well as mold testing.

**105. Bathroom Shower Door**

FUNCTIONAL

No additional comments.

**106. Ventilation**

FUNCTIONAL

No additional comments.

A common higher humidity location, that can be more susceptible to microbial growth; recommend full use of ventilation systems present.

Bathroom steamers and whirlpools are beyond the scope of this inspection, however, electrical and plumbing connections are inspected if readily accessible.

**107. Outlets/Switches****HAZARDOUS**

GFI faulty

Half bath outlet near toilet is not GFCI protected. Lower basement bath GFCI failed safety test. Master bath GFCI failed safety test.

**108. Windows**

FUNCTIONAL

No additional comments.

**109. Walls**

FUNCTIONAL

No additional comments.

**110a. Lighting**

FUNCTIONAL

No additional comments.

**111. Floor**

FUNCTIONAL

No additional comments.

**112. Door****NON-FUNCTIONAL**

Basement bath door does not close properly.

**113. Bathroom Steamer**

N/A

No additional comments.

**114. Whirlpool Tub****NON-FUNCTIONAL**

Controls were not located. GFCI not accessible for testing.

--- End of Category Bathroom(s) ---

It is recommended that all garage doors be equipped with safety reverse device to reverse the direction of the garage door if it should meet any resistance on closing (this is a safety concern where children are present). This may not have been required when home was built, especially on older homes. Buyer may wish to consider adding these devices for safety.

We suggest not storing flammable materials in garages.

Occupant belongings and storage will limit a full inspection.

**122. Roof Structure**

FUNCTIONAL

No additional comments.

**125. Foundation**

NON-FUNCTIONAL

Moisture intrusion.

**126. Floor**

FUNCTIONAL

concrete

No additional comments.

**127. Vehicle Doors**

FUNCTIONAL

No additional comments.

**128. Opener(s)**

FUNCTIONAL

No additional comments.

**129. Firewall**

NON-FUNCTIONAL

Breaches near HVAC.

**129a. Firedoor**

FUNCTIONAL

No additional comments.

**130. Interior Walls**

LACKS MAINTENANCE

Damage near vehicle door window area.

**131. Electrical**

FUNCTIONAL

No additional comments.

It is recommended that all garage doors be equipped with safety reverse device to reverse the direction of the garage door if it should meet any resistance on closing (this is a safety concern where children are present). This may not have been required when home was built, especially on older homes. Buyer may wish to consider adding these devices for safety.

We suggest not storing flammable materials in garages.

Occupant belongings and storage will limit a full inspection.

**132. Exterior door**

N/A

No additional comments.

**133. Ventilation**

NON-FUNCTIONAL

Recommend adding ventilation system to vehicle doors.

--- End of Category Garage/Carport ---

Electric components and wiring enclosed in finished areas or otherwise concealed from view are not accessible for inspection and not evaluated.

Low voltage wiring, central vacuums, cable, intercom, phone, computer and security systems are not evaluated as part of this home inspection.

**142. Grounding**

NV

No additional comments.

--- End of Category Electrical Service ---

Panels need to be kept accessible for emergency and service; locks should not be used, plants and other objects should be cleared six feet in front and three feet to sides.

**143. Panel Access**

FUNCTIONAL

No additional comments.

**144. Main Service Wires**

FUNCTIONAL

No additional comments.

**145. Main Disconnect**

FUNCTIONAL

No additional comments.

**147. Branch Wiring Conductors**

HAZARDOUS

cartridge/fuses

Two breakers off. One loose breaker. Corrosion.

**148. Breaker labels**

NON-FUNCTIONAL

Breakers are not properly labeled, recommend correction.

**149. Wiring**

FUNCTIONAL

No additional comments.

**150. Condition**

MARGINAL

Aging and corrosion, recommend further evaluation of system for enhanced safety.

--- End of Category Panel Box(s) ---

Lighting can use up to 20% of your energy costs. Replacing light bulbs with energy efficient CFL's can reduced energy costs.

Discount priced energy star appliances can be found at SEARS OUTLET locations.

Older homes may lack GFCI outlets near water sources. Recommend upgrading for enhanced safety.

**151. Outlets**

FUNCTIONAL

No additional comments.

**152. Switches**

FUNCTIONAL

No additional comments.

**153. Fixtures**

FUNCTIONAL

No additional comments.

**154. GFCI****HAZARDOUS**

Several GFCI's failed safety tests.

**155. AFCI**

N/A

No additional comments.

**155. Wiring****HAZARDOUS**

See kitchen.

--- End of Category Electrical ---

The entire chimney is not visible during a home inspection. We urge all our clients to have the chimney professionally cleaned and evaluated before using the fireplace.

The National Fire Protection Association recommends a level 2 safety inspection on all fireplaces at the time of sale.

Glass doors should be installed and used for enhanced energy savings and safety.

Gas systems should have a damper clip to block the system open.

<b>161. Firebox</b>	FUNCTIONAL	metal insert
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No additional comments.

<b>162. Flue</b>	FUNCTIONAL	metal
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No additional comments.

<b>163. Hearth extension</b>	HAZARDOUS	
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Hearth extension is not adequate, recommend level 2 safety inspection by a fire certified chimney sweep.

<b>164. Combustible clearance</b>	FUNCTIONAL	
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No additional comments.

<b>165. High heat caulk</b>	NV	
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No additional comments.

<b>166. Firestop (attic)</b>	N/A	
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No additional comments.

<b>167. Glass doors/screen</b>	NON-FUNCTIONAL	
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Deterioration, recommend correction.

--- End of Category Fireplace(s) ---

The condition of carpeting, wallpaper, window coverings and paint on the interior surfaces of all rooms is defined as cosmetic. The evaluation of the condition of these components is subject to individual tastes and interpretations.

Evaluation of floors, walls, and ceilings refers to the structural condition of these items and not just the surface finishing or covering material unless noted.

Carbon monoxide and smoke detectors are tested by using the test button only. All detectors should be tested when moving into the house and on a periodic basis after that.

Recent repairs, paint, flooring and owner property will limit detection of material defects.

**170. Exterior doors****NON-FUNCTIONAL**

wood doors

French doors have poor seals, recommend corrections. Front door hardware lock needs adjustment.

**170 a. Sliders**

N/A

No additional comments.

**170b. Door screens**

N/A

No additional comments.

**170c. Interior doors**

LACKS MAINTENANCE

Mid bedroom door rubs.

**170d. Closet doors**

FUNCTIONAL

No additional comments.

**171. Windows**

FUNCTIONAL

Cracks and repairs at window sills various areas.

**171b. Screens**

LACKS MAINTENANCE

Missing/damaged window screens, recommend corrections.

**172. Walls****HAZARDOUS**

Moisture stains and repairs at basement walls. Moisture intrusion and damage at stair wall from roof leak. Wall repairs at zero lot master wall. Wall repairs and probable mold growth at master closet wall facing water heaters. Recommend mold testing of stairs area and master bedroom.

**173. Ceilings****HAZARDOUS**

Moisture damage and probable mold growth and living room various areas. Recommend mold testing and corrections.

The condition of carpeting, wallpaper, window coverings and paint on the interior surfaces of all rooms is defined as cosmetic. The evaluation of the condition of these components is subject to individual tastes and interpretations.

Evaluation of floors, walls, and ceilings refers to the structural condition of these items and not just the surface finishing or covering material unless noted.

Carbon monoxide and smoke detectors are tested by using the test button only. All detectors should be tested when moving into the house and on a periodic basis after that.

Recent repairs, paint, flooring and owner property will limit detection of material defects.

**173a. Ceiling fans**

NV

No additional comments.

**174. Floors**

COMMENTS

Uneven flooring at upper den area near closet.

**175. Stairs**

FUNCTIONAL

No additional comments.

**175a. Handrails**

FUNCTIONAL

No additional comments.

**176. Central Vacuum System**

No

No additional comments.

**177. Smoke Detectors**

NV

No additional comments.

**178. Other**

N/A

No additional comments.

--- End of Category Interior ---

Laundry appliances are rated as functional or not functional. We do not imply that all cycles will be tested. No claim is made as to the overall performance of these items.

Laundry drainage and venting functionality is beyond the scope of this inspection.

<b>190. Doors</b>	N/A
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No additional comments.

<b>191. Windows</b>	N/A
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No additional comments.

<b>192. Walls</b>	N/A
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No additional comments.

<b>193. Ceilings</b>	N/A
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No additional comments.

<b>194. Floors</b>	N/A
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No additional comments.

<b>195. Dryer Vents</b>	FUNCTIONAL
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No additional comments.

<b>196. Room Ventilation</b>	N/A
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No additional comments.

--- End of Category Laundry Area ---

Indoor Air Quality impacted by microbial, lead, VOC, allergens, mold, asbestos and radon may not be readily visible or detectible. The collection of samples for submission to 3rd party certified lab is typically required to determine the presence and exposure hazards of these conditions.

Radon testing is recommended by the EPA for all homes. Radon is the 2nd leading cause of lung cancer. Radon testing was offered to the client when this inspection was scheduled.

A limited mold investigation was conducted as part of this property inspection. Mold testing was offered even if readily visible mold conditions were not observed.

Homes constructed before 1983 may contain asbestos containing building materials. Asbestos is a known cause of lung cancer. Testing of probable asbestos materials was offered to the client.

The EPA recommends that homes built before the 1980's be tested for lead before renovating or if the paint is deteriorating. "Lead poisoning is the leading environmentally induced illness in children".

**220. Radon**

COMMENTS

A radon test was offered to the client at the time of the inspection. Radon is an invisible, odorless gas that is the second leading cause of lung cancer. The EPA recommends that all homes be tested for Radon.

**221. Mold****HAZARDOUS**

Areas of probable mold growth were recommended for sample collection and testing by a certified laboratory to determine the need for remediation and exposure levels: Master bedroom, mid bathroom, master bathroom, living room stair area, mid den wall, mid den bathroom, kitchen and basement.

**222. Asbestos**

N/A

No additional comments.

**223. Lead conditions**

N/A

No additional comments.

--- End of Category Indoor Air Quality ---

Client: Mr. and Mrs. Homebuyer

Property: 1 Main St.

Date: 11/26/08

Irvine, CA

This Summary Report Page(s) is designed to assist the client as an overview of the full report. We will not be held liable for any omissions on this summary report. THE CLIENT HAS AGREED TO READ THE FULL REPORT.

### **Foundation**

#### **Bearing Structure -- NON-FUNCTIONAL**

Signs of moisture intrusion into foundation walls: poor drainage at rear and side of structure. Probable past foundation repair at major crack at front right living room window area. Moisture intrusion into garage side wall under stair system. Moisture stains and bacteria smell in basement room; recommend further evaluation and corrections by a licensed contractor.

### **Site Conditions**

#### **Grade/Slope -- NON-FUNCTIONAL**

Slopes toward building; recommend new grade.

#### **Grade Clearance at Walls -- NON-FUNCTIONAL**

Poor clearance to walls at zero lot, recommend cement swale system and sealing of opening near upper stairs.

#### **Door Bell -- NON-FUNCTIONAL**

Door bell did not respond to testing, recommend correction. Wireless systems are now available as a repair option.

#### **Barbecue -- NON-FUNCTIONAL**

Barbecue igniter did not respond to test.

### **Porches, Steps & Decks**

#### **Porch -- NON-FUNCTIONAL**

Signs of poor drainage at front door porch.

#### **Deck -- NON-FUNCTIONAL**

All decks show signs of moisture intrusion and poor drainage. Upper front deck railings are less than 36" at sides, recommend further evaluation by a termite professional; and moisture cause corrections by

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a licensed contractor.

### **Porches, Steps & Decks**

#### **Handrails/Steps -- NON-FUNCTIONAL**

Cracks at step walls at structure connection.

### **Exterior Walls & Gutters**

#### **Electric/Outlets -- HAZARDOUS**

Front lower deck GFCI failed safety test, lower outlet behind barbecue tested as no power.

### **Roofs, Flashing & Chimneys**

#### **Main Roof -- NON-FUNCTIONAL**

Roof shows signs of deterioration, recommend further evaluation and corrections by a licensed roofer.

#### **Skylights -- NON-FUNCTIONAL**

Front skylight system shows signs of leakage.

### **General Plumbing**

#### **Water Pressure -- NON-FUNCTIONAL**

35 PSI, poor functional flow at all areas, recommend further evaluation by a licensed plumber.

#### **Fixture Venting -- NON-FUNCTIONAL**

Fixture venting unlikely for lowest level toilet and sink.

### **Water Heater**

#### **Capacity/Condition -- NON-FUNCTIONAL**

Two 75 gallon water heaters. Rear water heater is leaking.

#### **Connections -- NON-FUNCTIONAL**

Active leak at connecting supply line.

#### **Enclosure -- HAZARDOUS**

Damaged fire wall. Moisture stains and probable mold growth.

#### **Relief Valve/ Piping -- HAZARDOUS**

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It is recommended that the overflow pipe extend within 6" of the floor for safety.

### **Water Heater**

#### **Overflow Pan / Drain Line -- NON-FUNCTIONAL**

Water heater is located in a location that could result in moisture damage to interior structure, without an overflow pan/drain line, recommend further evaluation and corrections by a licensed plumber.

#### **Firewall -- HAZARDOUS**

Moisture stain/damage, this is an indication of current or historical water heater system leakage, recommend further evaluation and corrections.

### **Heating System(s)**

#### **Type/ Condition -- NON-FUNCTIONAL**

Did not respond to test, recommend further evaluation and servicing by a licensed HVAC contractor.

#### **Air return chamber -- HAZARDOUS**

Air return collects air from non permitted, and a non-conditioned space; recommend corrections.

#### **Plenums -- HAZARDOUS**

Breaches garage firewall system; recommend sealing.

#### **Thermostat -- NON-FUNCTIONAL**

Did not respond to test, recommend corrections.

### **Cooling System(s)**

#### **Cooling System -- NON-FUNCTIONAL**

Cooling system did not respond to test, recommend further evaluation and corrections by a licensed HVAC contractor.

#### **Temperature Difference -- NON-FUNCTIONAL**

Temperature differential improper; have system checked by HVAC contractor.

#### **Condensation Lines -- NON-FUNCTIONAL**

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Improper plumbing connection at bathroom drain.

### **Kitchen**

#### **Sink plumbing -- HAZARDOUS**

Corrosion at plumbing system, recommend further evaluation and corrections by a licensed plumber.

Moisture damage and probable mold growth under sink area.

#### **Dishwasher -- NON-FUNCTIONAL**

Not properly secured.

#### **Oven anti-tip -- HAZARDOUS**

Anit-tip device is not installed to prevent injury to children, recommend installation for child safety.

#### **Microwave Oven -- NON-FUNCTIONAL**

Visible damage, recommend replacement.

#### **Electrical Outlets -- HAZARDOUS**

Left counter outlet tested as bad ground. Visible splice in cabinet above microwave. Missing cover plate at non functional outlets under sinks. GFCI at small sink failed safety test.

### **Bathroom(s)**

#### **Cabinet/Counter -- HAZARDOUS**

Moisture damage and probable mold growth at drywall under master and mid bedroom bathroom sink areas, recommend mold testing and remediation.

#### **Enclosure system -- HAZARDOUS**

Mid hall bath shower enclosure appears to be thin set, resulting in moisture damage to mid den wall and flooring, further evaluation of the tile system by a licensed contractor is recommended, as well as mold testing.

#### **Outlets/Switches -- HAZARDOUS**

Half bath outlet near toilet is not GFCI protected.

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bath GFCI failed safety test.

**Bathroom(s)****Door -- NON-FUNCTIONAL**

Basement bath door does not close properly.

**Whirlpool Tub -- NON-FUNCTIONAL**

Controls were not located.

**Garage/Carport****Foundation -- NON-FUNCTIONAL**

Moisture intrusion.

**Firewall -- NON-FUNCTIONAL**

Breaches near HVAC.

**Ventilation -- NON-FUNCTIONAL**

Recommend adding ventilation system to vehicle doors.

**Panel Box(s)****Branch Wiring Conductors -- HAZARDOUS**

Two breakers off. One loose breaker. Corrosion.

**Breaker labels -- NON-FUNCTIONAL**

Breakers are not properly labeled, recommend correction.

**Electrical****GFCI -- HAZARDOUS**

Several GFCI's failed safety tests.

**Wiring -- HAZARDOUS**

See kitchen.

**Fireplace(s)****Hearth extension -- HAZARDOUS**

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Heath extension is not adequate, recommend level 2 safety inspection by a fire certified chimney sweep.

**Fireplace(s)****Glass doors/screen -- NON-FUNCTIONAL**

Deterioration, recommend correction.

**Interior****Exterior doors -- NON-FUNCTIONAL**

French doors have poor seals, recommend corrections.

**Walls -- HAZARDOUS**

Moisture stains and repairs at basement walls.

leak.

facing water heaters.

**Ceilings -- HAZARDOUS**

Moisture damage and probable mold growth and living room various areas. Recommend mold testing and corrections.



# Guaranteed Property Inspection, Inc.

26 Arcade

Irvine, CA 92603

(888) 252-2274

CERTIFIED INSPECTOR

## This Report has been prepared exclusively for: Mr. and Mrs. Homebuyer Property Address: 1 Main St., Irvine, CA

### Inspection Contract Agreement-This is intended to be a legally binding contract.Please Read Carefu

**SCOPE OF THE INSPECTION:** The real estate inspection to be performed for Client by Guaranteed Property Inspections, Inc. (GPI) is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Inspector will prepare and provide Client a written report for the sole use and benefit of Client. The written report shall document any material defects discovered in the building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives. The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA®), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

**CLIENT'S DUTY:** Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector. Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction.

In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement. The Client agrees to exercise reasonable care to protect himself/herself regarding the condition of the subject property, including those facts which are known to or within diligent attention, written or verbal disclosure and observation by the Client, to include, but limited to: final walkthrough, building permits and TDS.

**ENVIRONMENTAL CONDITIONS:** Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, (non-visible fungi, molds, mildew), PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions. Client acknowledges that: mold, radon and asbestos testing was offered as a additional services and fees.

**GENERAL PROVISIONS:** The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever.

No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company or its officers, agents, or employees more than 90 days from the date Client discovers, or through the exercise of reasonable diligence should have discovered, the cause of action. In no event shall the time for commencement of a legal action or proceeding exceed 180 days from the date of the subject inspection. THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns.

This Agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

**SEVERABILITY:** Should any provision of this Agreement be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

**MEDIATION:** The parties to this Agreement agree to attend, in good faith, mediation with a retired judge or lawyer with at least 5 years of mediation experience before any lawsuit is filed. All notices of mediation must be served in writing by return receipt requested allowing 30 days for response. If no response is forthcoming the moving party may then demand binding arbitration under the terms and provisions set forth below.

**ARBITRATION:** Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by binding arbitration conducted in accordance with California Law, except that the parties shall select an arbitrator who is familiar with the real estate profession. The parties agree that they shall be entitled to discovery procedures within the discretion of the arbitrator. The arbitrator shall manage and hear the case applying the laws of the State of California to all issues submitted in the arbitration proceeding. The award of the arbitrator shall be final, and a judgment may be entered on it by any court having jurisdiction. Any disputes are to be arbitrated by:

Judicial Arbitration and Mediation Service (JAMS®)

INSPECTION FEE: \$ \_\_\_\_\_



CERTIFIED INSPECTOR

**This Report has been prepared exclusively for: Mr. and Mrs. Homebuyer**  
**Property Address: 1 Main St., Irvine, CA**

Inspection Contract Agreement-This is intended to be a legally binding contract.Please Read Carefu

Form of Payment : \_\_\_\_\_

Inspector:\_\_\_\_\_ Date: \_\_\_\_\_

Client acknowledges having read and understood all the terms, conditions, and limitations of this Agreement and voluntarily agrees to bebound thereby and to pay the fee listed above.

Client: \_\_\_\_\_ Date: \_\_\_\_\_

Client: \_\_\_\_\_ Date: \_\_\_\_\_

RESIDENTIAL STANDARDS OF PRACTICE – FOUR OR FEWER UNITS

Part I. Definitions and Scope

These Standards of Practice provide guidelines for a real estate inspection and define certain terms relating to these inspections. Italicized words in these Standards are defined in Part IV, Glossary of Terms.

A. A real estate inspection is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Cosmetic and aesthetic conditions shall not be considered.

B. A real estate inspection report provides written documentation of material defects discovered in the inspected building’s systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives. The report may include the Inspector’s recommendations for correction or further evaluation.

C. Inspections performed in accordance with these Standards of Practice are not technically exhaustive and shall apply to the primary building and its associated primary parking structure.

Part II. Standards of Practice

A real estate inspection includes the readily accessible systems and components or a representative number of multiple similar components listed in Sections 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

SECTION 1 – Foundation, Basement, and Under-floor Areas

- A. Items to be inspected:
1. Foundation system
  2. Floor framing system
  3. Under-floor ventilation
  4. Foundation anchoring and cripple wall bracing
  5. Wood separation from soil
  6. Insulation

- B. The Inspector is not required to:
1. Determine size, spacing, location, or adequacy of foundation bolting/bracing components or reinforcing systems
  2. Determine the composition or energy rating of insulation materials

SECTION 2 – Exterior

- A. Items to be inspected:
1. Surface grade directly adjacent to the buildings
  2. Doors and windows
  3. Attached decks, porches, patios, enclosures, balconies, and stairways
  4. Wall cladding and trim
  5. Portions of walkways and driveways that are adjacent to the buildings

- B. The Inspector is not required to:
1. Inspect door or window screens, shutters, awnings, or security bars



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- 2. Inspect fences or gates or operate automated door or gate openers or their safety devices
- 3. Use a ladder to inspect systems or components

**SECTION 3 – Roof Covering**

**A. Items to be inspected:**

- 1. Covering
- 2. Drainage
- 3. Flashings
- 4. Penetrations
- 5. Skylights

**B. The Inspector is not required to:**

- 1. Walk on the roof surface if in the opinion of the Inspector there is risk of damage or a hazard to the Inspector
- 2. Warrant or certify that roof systems, coverings, or components are free from leakage

**SECTION 4 – Attic Areas and Roof Framing**

**A. Items to be inspected:**

- 1. Framing
- 2. Ventilation
- 3. Insulation

**B. The Inspector is not required to:**

- 1. Inspect mechanical attic ventilation systems or components
- 2. Determine the composition or energy rating of insulation materials

**SECTION 5 – Plumbing**

**A. Items to be inspected:**

- 1. Water supply piping
- 2. Drain, waste, and vent piping
- 3. Faucets and fixtures
- 4. Fuel gas piping
- 5. Water heaters
- 6. Functional flow and functional drainage

**B. The Inspector is not required to:**

- 1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices or drain line cleanouts
- 2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components
- 3. Inspect whirlpool baths, steam showers, or sauna systems or components
- 4. Inspect fuel tanks or determine if the fuel gas system is free of leaks
- 5. Inspect wells or water treatment systems

**SECTION 6 – Electrical**

**A. Items to be inspected:**

- 1. Service equipment
- 2. Electrical panels
- 3. Circuit wiring
- 4. Switches, receptacles, outlets, and lighting fixtures

**B. The Inspector is not required to:**

- 1. Operate circuit breakers or circuit interrupters
- 2. Remove cover plates
- 3. Inspect de-icing systems or components
- 4. Inspect private or emergency electrical supply systems or components

**SECTION 7 – Heating and Cooling**

**A. Items to be inspected:**

- 1. Heating equipment
- 2. Central cooling equipment
- 3. Energy source and connections
- 4. Combustion air and exhaust vent systems
- 5. Condensate drainage
- 6. Conditioned air distribution systems



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1. Inspect heat exchangers or electric heating elements
2. Inspect non-central air conditioning units or evaporative coolers
3. Inspect radiant, solar, hydronic, or geothermal systems or components
4. Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system
5. Inspect electronic air filtering or humidity control systems or components

#### SECTION 8 – Fireplaces and Chimneys

- A. Items to be inspected:
1. Chimney exterior
  2. Spark arrestor
  3. Firebox
  4. Damper
  5. Hearth extension
- B. The Inspector is not required to:
1. Inspect chimney interiors
  2. Inspect fireplace inserts, seals, or gaskets
  3. Operate any fireplace or determine if a fireplace can be safely used

#### SECTION 9 – Building Interior

- A. Items to be inspected:
1. Walls, ceilings, and floors
  2. Doors and windows
  3. Stairways, handrails, and guardrails
  4. Permanently installed cabinets
  5. Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers
  6. Absence of smoke alarms
  7. Vehicle doors and openers
- B. The Inspector is not required to:
1. Inspect window, door, or floor coverings
  2. Determine whether a building is secure from unauthorized entry
  3. Operate or test smoke alarms or vehicle door safety devices
  4. Use a ladder to inspect systems or components

#### Part III. Limitations, Exceptions, and Exclusions

- A. The following are excluded from a real estate inspection:
1. Systems or components of a building, or portions thereof, which are not readily accessible, not permanently installed, or not inspected due to circumstances beyond the control of the Inspector or which the Client has agreed or specified are not to be inspected
  2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories
  3. Auxiliary features of appliances beyond the appliance's basic function
  4. Systems or components, or portions thereof, which are under ground, under water, or where the Inspector must come into contact with water
  5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit systems or components located in common areas
  6. Determining compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions
  7. Determining adequacy, efficiency, suitability, quality, age, or remaining life of any building, system, or component, or marketability or advisability of purchase
  8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
  9. Acoustical or other nuisance characteristics of any system or component of a building, complex, adjoining property, or neighborhood
  10. Conditions related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from
  11. Risks associated with events or conditions of nature including, but not limited to; geological, seismic, wildfire, and flood
  12. Water testing any building, system, or component or determine leakage in shower pans, pools, spas, or any body of water
  13. Determining the integrity of hermetic seals at multi-pane glazing
  14. Differentiating between original construction or subsequent additions or modifications
  15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
  16. Specifying repairs/replacement procedures or estimating cost to correct
  17. Communication, computer, security, or low-voltage systems and remote, timer, sensor, or similarly controlled systems or components
  18. Fire extinguishing and suppression systems and components or determining fire resistive qualities of materials or assemblies
  19. Elevators, lifts, and dumbwaiters
  20. Lighting pilot lights or activating or operating any system, component, or appliance that is shut down, unsafe to operate, or does not respond to normal user controls
  21. Operating shutoff valves or shutting down any system or component



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22. Dismantling any system, structure, or component or removing access panels other than those provided for homeowner maintenance

B. The Inspector may, at his or her discretion:

1. Inspect any building, system, component, appliance, or improvement not included or otherwise excluded by these Standards of Practice. Any such inspection shall comply with all other provisions of these Standards.
2. Include photographs in the written report or take photographs for Inspector's reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

IV. Glossary of Terms

\*Note: All definitions apply to derivatives of these terms when italicized in the text.

Appliance: An item such as an oven, dishwasher, heater, etc. which performs a specific function

Building: The subject of the inspection and its primary parking structure

Component: A part of a system, appliance, fixture, or device

Condition: Conspicuous state of being

Determine: Arrive at an opinion or conclusion pursuant to a real estate inspection

Device: A component designed to perform a particular task or function

Fixture: A plumbing or electrical component with a fixed position and function

Function: The normal and characteristic purpose or action of a system, component, or device

Functional Drainage: The ability to empty a plumbing fixture in a reasonable time

Functional Flow: The flow of the water supply at the highest and farthest fixture from the building supply shutoff valve when another fixture is used simultaneously

Inspect: Refer to Part I, "Definition and Scope", Paragraph A

Inspector: One who performs a real estate inspection

Normal User Control: Switch or other device that activates a system or component and is provided for use by an occupant of a building

Operate: Cause a system, appliance, fixture, or device to function using normal user controls

Permanently Installed: Fixed in place, e.g. screwed, bolted, nailed, or glued

Primary Building: A building that an Inspector has agreed to inspect

Primary Parking structure: A building for the purpose of vehicle storage associated with the primary building

Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property

Real Estate Inspection: Refer to Part I, "Definitions and Scope", Paragraph A

Representative Number: Example, an average of one component per area for multiple similar components such as windows, doors, and electrical outlets

Safety Hazard: A condition that could result in significant physical injury

Shut Down: Disconnected or turned off in a way so as not to respond to normal user controls

System: An assemblage of various components designed to function as a whole

Technically Exhaustive: Examination beyond the scope of a real estate inspection, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis.